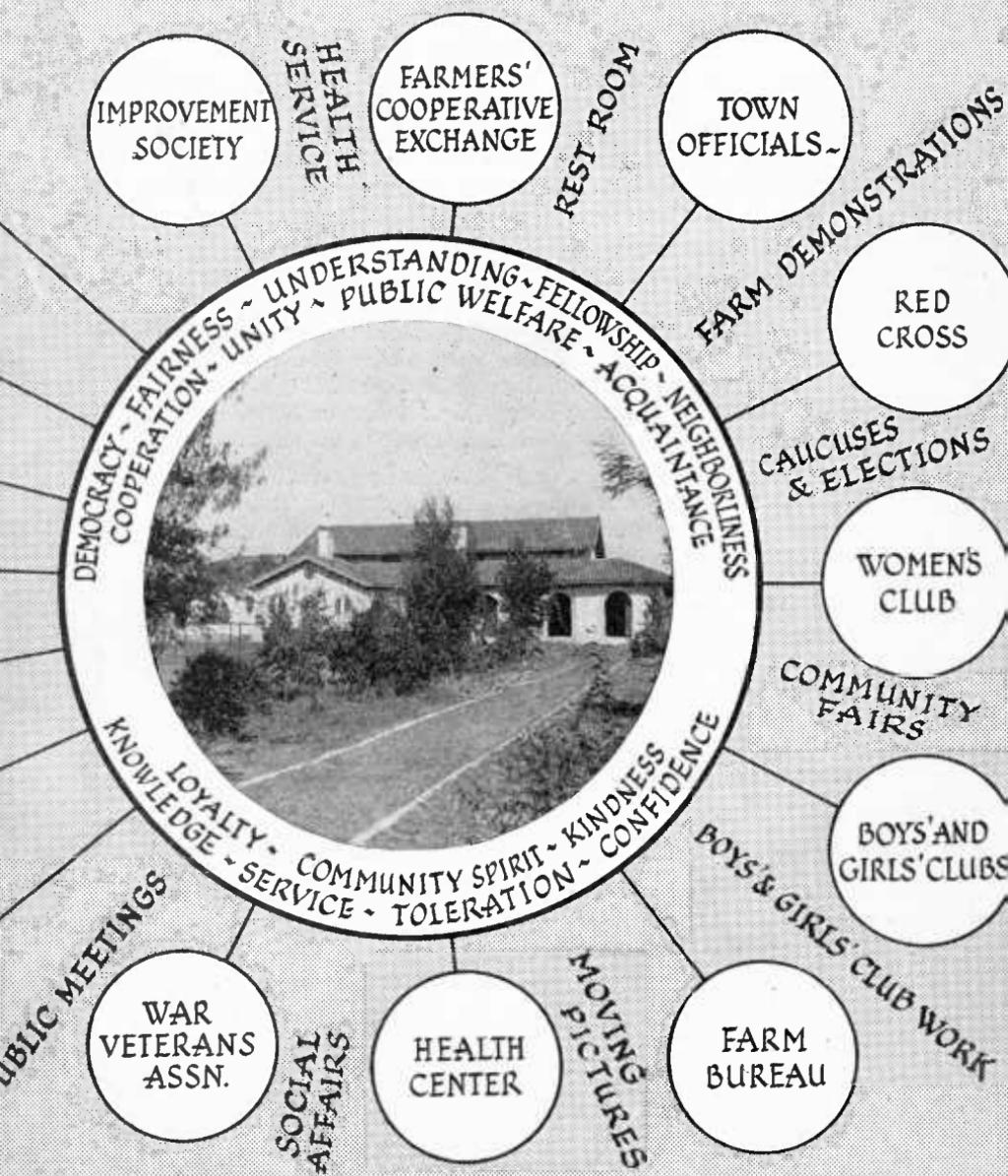


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ORGANIZATION OF RURAL COMMUNITY BUILDINGS



TWO WIDELY DIVERGING and competing points of view in public matters have characterized rural life in America for generations. The family point of view has led to a struggle among leading country families for family dominance, while the community point of view, tending to weld neighboring families into an undivided whole, has led to a common struggle with the forces of nature and with tradition and inertia for community control in matters that concern the common weal.

The race between these two types, which we may call the family régime and the community régime, has in the last decade gone strongly to the community type. So steady, indeed, has been the looming of the community that now, while all the pure gold of family ideals bids fair to be carefully conserved, the spirit of family dominance in rural social life seems likely sooner or later to be merged into the community spirit.

A strong evidence of the popularity of the community régime in country life is the large number of recently built rural community houses and community buildings of various names and for various purposes. As the American farm family is indelibly associated with a farm house and home, so the American farm community, it seems likely to turn out, will have, as a matter of course, its community house and the necessary grounds and other buildings of a community home.

The newness of this rural community project in country life is the warrant for presenting the methods employed by certain rural communities in financing, maintaining, and operating their community buildings. It is far easier to build a community house than to organize a community to obtain the funds for building it, or than to guarantee its proper utilization when once built. It has been thought well, therefore, to emphasize in this bulletin the importance of the whole subject of the organization of community buildings.

C. J. GALPIN.

Contribution from the Office of Farm Management and Farm Economics

H. C. TAYLOR, Chief

Washington, D. C.

June, 1921

THE ORGANIZATION OF RURAL COMMUNITY BUILDINGS.

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(Section of Rural Life Studies, C. J. GALPIN, Economist, in Charge.)

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MANY TOWNS, country villages, and farm communities realize the need of a building for the whole community where general gatherings may be held, organizations meet, societies cooperate for the public benefit, recreation activities be held, public games and local dramatics be viewed, where the people may congregate socially, and where movements of a civic nature may originate. This bulletin is designed to give such communities the benefit of the experience of other communities which have already financed and built community buildings.

HOW BUILDINGS ARE FINANCED.

Such buildings are generally financed in one or more of the following ways, each of which has more or less to be said in its favor:

BY INDIVIDUAL DONATION.

In this case some person having money which he or she wishes to use for the benefit of the community provides for the erection of the building by a gift in the form of an endowment. A number of buildings have been erected in this manner and to good purpose. Such buildings are generally placed indirectly in charge of the people themselves, but actual and final control is generally placed in a self-perpetuating board nominated by the donor.

Where the community is weak financially and lacks the leadership necessary for a general financial campaign, this way may be fairly satisfactory. It is better, however, to have the community furnish

NOTE.—This is the third of a series of bulletins on rural community buildings, based on an intimate study of more than 200 of them in all parts of the country. The first, Department Bulletin 825, "Rural Community Buildings in the United States," gave the history of the movement, treated of some of the general principles involved and gave the story in detail of the erection, financing, management, and use of a few representative types of buildings. Farmers' Bulletin 1173, "Plans of Rural Community Buildings," gave the floor plans of 21 buildings of the better class, illustrating various types. The present bulletin is designed to give suggestions as to the financing and control of such buildings.

at least a part of the funds, because an endowed organization is liable to occupy a position apart from and unresponsive to the public, since it is not answerable to the public, and because people naturally take a greater interest in that in which they have invested their money.

Before a man presents a building to a community he should satisfy himself that there is need for it, that it is wanted and will be used by the community, and that it will in future years be properly maintained.

BY A LOCAL INDUSTRY.

A number of successful small-town community buildings are in operation which were financed by some local industry, such as a canning plant or sugar factory, a lumber concern or a cotton mill which wishes to do something of public benefit to the town and surrounding country which sustains it, realizing that happy and contented workers are the most efficient and loyal kind.

In such cases, if the matter is wisely handled, the concern subordinates itself as far as possible in regard to control and management. A community organization is formed, composed of dues-paying members, which is, through its duly elected officers, the apparent directing and operating force. Where possible, title itself is transferred to this organization. Employees of the concern and the other residents of the town generally have equal rights, duties, and privileges. The concern is careful so to conduct itself in relation to the building that there is no chance for the idea being formed in the minds of the people that they are being given a charity. Above all, a spirit of paternalism is avoided. Pride of possession, operation, and use by the people are encouraged.

BY CLUBS AND SOCIETIES.

In this instance some well-established social or fraternal organization, with a membership composed of a large part, often a majority, of the community, erects a building. It generally results from a union of two purposes. The society may be in need of a permanent meeting place and home of its own. The community is in need of a social center. Through the efforts of the society a building is erected which meets both needs. As a rule funds are secured by general community contributions, which, however, go into the society treasury to be paid out by it, together with the society's own money. Thus title to the building rests with the society.

Successful buildings of this character are often erected by farmers' clubs, women's clubs, athletic associations, churches, and similar organizations.

In the case of farmers' clubs and union churches, where the membership embraces practically the entire local population, the club building is a community building by virtue of the extent of the original membership. In other cases members of the community who do

not belong to the society are given the use of the building. In such an event an organization is generally formed of representatives of the society erecting the building and representatives of other societies and the unorganized people of the town. This organization controls and manages the building, the original society occupying a subordinate position except in the matter of ownership.

The success of such a building depends largely on whether or not the original society subordinates itself and occupies a position on an equality with other clubs using the building. Above all, the society owning the building must so conduct itself that it can not be accused

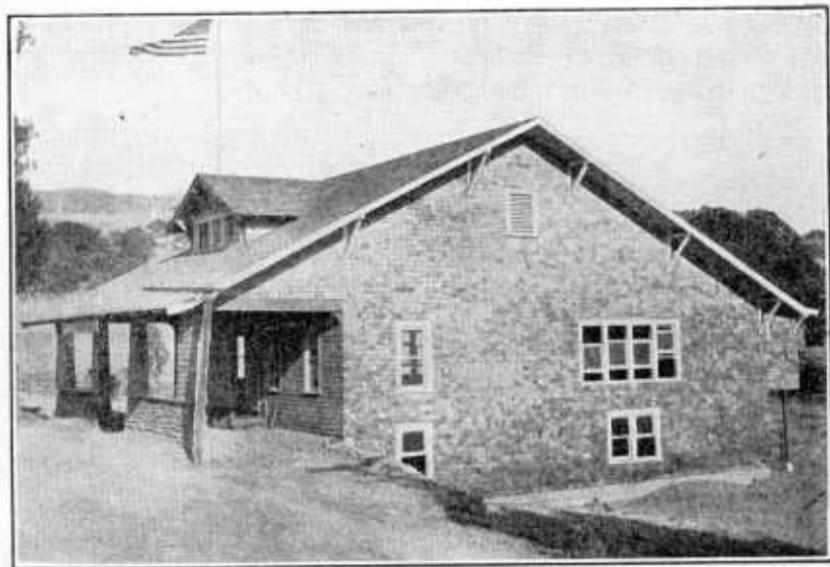


FIG. 1.—Mount George (Napa, Calif.) Farm Center building, built by voluntary contributions of money, labor, and materials.

of using the building as a means of persuading members of other societies to leave their own society to join it, or in any other way using the building for its own particular advancement.

BY COMMUNITY ENDEAVOR.

Under this head come buildings erected through the united effort of the people and the various organizations of the community. The majority of community buildings are of this class. In such enterprises community spirit is shown at its best.

Before the cost of the building is determined the people decide, as far as possible, the kind, size, and general plan of the building desired. They consider what activities or institutions are to center in it, such as general gatherings, lectures, and sings, which necessitate an assembly hall; local dramatics, which need an equipped stage and dressing rooms; moving pictures, for which a booth and curtain

must be provided; suppers and banquets, which require an equipped kitchen and a place to dine; a library with bookcases and reading tables; a gymnasium, which may be a special room or the same room as the dining room or possibly the assembly hall if provided with movable seats; games, such as basket ball, the room for which may be used also as dining room or gymnasium; a rest room for women, especially those from rural districts; committee meetings necessitating a small separate room; a social room for men; a room for the women's club; boys' and girls' club work, for which separate rooms are needed; billiards, bowling, and such games; possibly rooms for one or more of such institutions as the County Agricultural Bureau, Chamber of Commerce, War Veterans' Association, Town Board, Red Cross; or health center, and baths and comfort station with equal privileges for men and women.

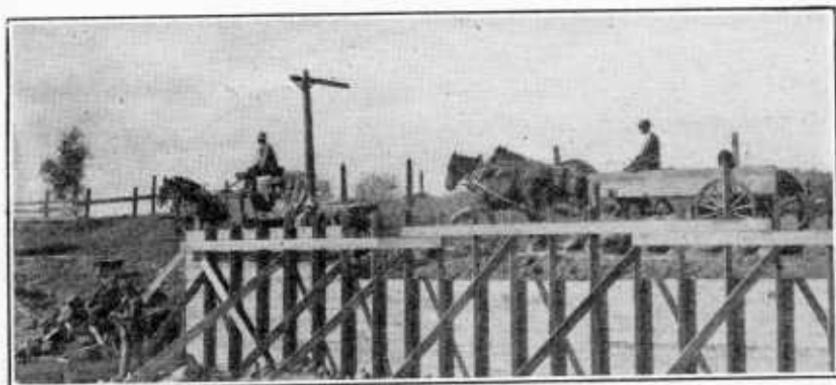


FIG. 2.—Free labor and free gravel. Laying the foundation of Mount George Farm Center building.

They carefully consider what organizations may be expected to use the building. They calculate the cost of maintaining it and arrive at an approximate estimate of the revenue that may accrue from it.

They also take into account future needs and possible expansion. They generally figure on a building that would cost a little more money than the community feels able to raise, as experience has amply demonstrated that the people working in a spirit of mutual cooperation for the public benefit can raise more money than they would naturally expect.

The ordinary methods of financing a building by community endeavor are by (1) voluntary contributions and (2) the sale of stock. These are often supplemented by the proceeds from entertainments and by loans.

In using the method of voluntary contribution a building association is formed with a clause in its constitution enabling it to col-

lect general contributions. Subscriptions are paid in the form of money, labor, or materials.

In case the funds are to be raised by sale of stock, an ordinary stock company is formed, generally incorporated. This company issues stock certificates, the total value of which equals the amount of money to be raised. These certificates are nonassessable and nondividend paying. They are generally of denominations small enough to fit the most humble purse and the number which a single buyer can secure is limited, in order that no wealthy purchaser may obtain undue power, or a small group of people secure control. Stock is often paid for in labor and materials.

The collection of contributions and sale of stock is often stimulated by "drives" such as gained vogue during the recent war. These are carefully planned. They generally come only after a campaign of education and study which emphasizes the value of the proposed building to every member of the community.

Such a campaign, at its best, is carried on without overstimulation. When successful, it results in the working out of a definite community building project with the great majority of the people in favor of it and willing to contribute toward it.

VOLUNTARY LABOR, FREE MATERIALS, ENTERTAINMENTS, LOANS.

The following table shows how certain buildings financed by community effort have been partially paid for by voluntary labor, free materials, entertainments, and loans:

Place.	Popula-tion. ¹	Cost of building.	Volun-tary labor.	Free mate-rials.	Enter-tainments.	Loans.
Arizona:						
Madison.....		\$6,200	\$300	\$50	\$850	\$2,500.
California:						
Blue Lake.....	507	5,000	100	50	3,190	900.
Bogue.....		4,300	300		400	1,500 (\$300 paid.).
Mount George.....		3,569	1,216		1,000	1,200 (\$300 paid.).
Connecticut:						
Bolton.....	500	9,500	1,500	1,500		1,000.
Gilead.....	280	4,300				1,000 (\$800 paid.).
Simsbury.....		1,500	350	200		
Illinois:						
Brimfield.....	800	29,000			a3,740	10,000.
Iowa:						
Clinton, Lincoln town-ship.....		1,500			600	600 (all paid).
Dexter.....	761	1,360			350	
Stuart.....	1,826	5,000			1,000	

¹ Population here refers to the town center, if there is one. The building is also supported by the people of the adjacent rural country. Where no population is specified, the building is in the open country.

^a Brimfield, Ill., raised \$3,740 for the building fund by entertainments during dedication week, Apr. 21-26, 1919, as follows:

Monday, dedication night.....	\$475
Tuesday, athletic night.....	570
Wednesday, banquet night.....	600
Thursday, home talent night.....	580
Friday, dance night.....	340
Saturday, bazaar night.....	1,175
	3,740

Farmers' Bulletin 1192.

Place.	Popula-tion.	Cost of building.	Volun-tary labor.	Free mate-rials.	Enter-tainments.	Loans.
Indiana:						
Advance.....	416					\$1,500 (\$700 paid).
Darlington.....	1,000	\$2,800	\$600			400 (\$100 paid).
Newmarket.....	334	5,200				1,500.
Rossville.....	677	2,700	200	\$200	\$600	500.
Kansas:						
Geneva.....	100	3,000	700			700 (\$200 paid).
Potwin.....	249	6,141	370	245	1,502	1,000.
Russell.....	1,900	3,000	All.		400	
Massachusetts:						
Holden.....	2,100	4,500				1,500 (\$500 paid).
Millington.....	250	4,200				1,200.
Maine:						
Seal Harbor.....	250	17,000				7,000 (\$4,000 paid).
Michigan:						
Centerville.....	613	13,500			400	7,000.
Minnesota:						
Eden Township.....		4,644	1,000			1,300 (\$700 paid).
Hendrum.....	355	6,925				1,500 (\$500 paid).
Minnewashta.....		2,140	650	100		800 (all paid).
Northome.....		800	150	530		120.
Red River township.....		2,500	650			625.
Scandia.....		2,550				1,000
Missouri:						
Atlanta.....		3,300	500	500	300	1,150.
Montana:						
Fairfield.....		6,100				1,000.
Menard.....		3,060	300			2,600.
Plentywood.....		2,596	300			1,200.
Willard.....		1,600	400			1,500.
New Hampshire:						
Meredith Neck.....	100	5,600	1,000	500		2,000.
New York:						
Locust Valley.....	530	32,000	1,500			
Suffern, R. F. D.....		10,262				2,950 (all paid).
Ohio:						
Mad River.....		3,300	200			2,100 (\$1,800 paid).
Oklahoma:						
Sooner.....		2,200	450	115	600	
Oregon:						
Garfield.....		1,500	400	200		500 (\$200 paid).
George.....		1,250	600			100.
Plymouth.....		2,557	600	300		100.
Texas:						
Perry.....		1,400	500			240.
Tennessee:						
West Union.....		b 2,000	(c)	(d)		
Woodstock.....		b 1,800	(c)	(d)		
Utah:						
Hyrum.....	1,833	21,000				9,100 (\$3,000 paid).
Timpanogas.....		5,100	2,000	300	200	
Wisconsin:						
Fairfield.....		2,700	500	100		200.
Nashotah.....	250	4,800	500			300.
Virginia:						
Carrolton.....		1,500	50	50		1,500 (\$1,000 paid).
Carrsville.....	270	1,700				900 (\$300 paid).

b Value.*c* All reconstruction.*d* All furnishings.

Many buildings erected through club financing, especially separate church community buildings, have been financed to a considerable extent by voluntary labor and entertainments. Thus the township community hall of Northern Township, Beltrami County, Minn., which cost \$3,500, was financed by township funds, \$2,000, and \$1,500 from the Northern Farmers' Club, including voluntary labor \$500, entertainments \$500, and equipment \$500.

The Geneva Township building at Como, Wis., costing \$5,880, and financed from township funds, was aided by \$700 from the Farmers' Club, which was raised by entertainments.

The People's Hall, at Honey Creek, Wis., which was financed by the only church in the neighborhood, through widely distributed general contributions, was aided by \$1,000 from entertainments.

The Sooner Union Church and community building, in the open country in Oklahoma, which cost \$2,200, was aided by \$800 from entertainments.

Nearly all loans reported in this connection were contracted in very recent years and run from 20 to 30 years. Interest is generally from 6 to 7 per cent.



FIG. 3.—Mount George Farm Center building in course of construction. Farmers doing carpenter work on their own building.

ADVANTAGES OF THE COMMUNITY METHOD OF FINANCING COMMUNITY BUILDINGS.

- (1) People are devoted to that to which they voluntarily subscribe.
- (2) This method develops community cooperation, promotes union, and decreases local antagonisms through the necessity of different organizations and factions working together in a financial campaign.
- (3) As the money is voluntarily given from private funds the people are enabled to make experiments in building which they would hesitate to make with public funds or those of an individual or club.
- (4) Those who pay control. Only a high type of citizenship subscribes to an institution of this kind. Thus public spirit at its best is in control. The influence of politics, which enters into the control of public institutions, is at a minimum.

Financing a building by general voluntary contributions is perhaps the simplest, quickest, and most elastic way. Incorporated stock associations furnish more of the elements of financial permanency, and appeal to many buyers of stock through the sense of ownership which stock gives and the fact that it is negotiable.

BY THE LOCAL GOVERNMENT.

In recent years the idea has more and more prevailed that it is logical for a government to erect buildings through taxation for the



FIG. 4.—Annual May Day fete, community house, Kentfield, Calif.

social and recreational needs of its citizens as for the needs of government, education, or health. A number of very successful buildings of this class have been erected, mostly by township governments, where they furnish a strong appeal to the farming classes.

The question is submitted to the people by vote as to whether they desire to tax themselves for such structures, which, if thus authorized, are financed by money already in the treasury, by special taxes, or the issue of bonds.

ADVANTAGES OF THE LOCAL GOVERNMENT METHOD OF FINANCING COMMUNITY BUILDINGS.

- (1) Title and control rest with an established continuous organization—the government. This gives the building the advantage of

a degree of permanency that it could not have under private or quasi-public control. It enables the association to proceed with the work connected with the building without undue worry as to the future of the building itself.

(2) The building is financed and maintained as other public works and edifices, by the usual method of paying taxes. Thus distributed over a long period of years, the individual financial support given is felt much less than when the person is called upon to pay a large contribution at a single or a few separate times.

(3) A community building supported by public taxation is democratic in nature. All citizens are received on a basis of equality. Character and intelligence determine a man's standing in the movement rather than the size of his subscription.

HOW THE UPKEEP OF BUILDINGS IS FINANCED.

In the case of buildings financed by an individual or by an industrial concern a community association is generally formed which guarantees the maintenance of the building as a condition of the donation. Sometimes this is done by the municipal government. If this is not done, the donor generally includes a perpetual maintenance fund in the original endowment. In the case of community buildings financed by clubs, the club stands back of the building as a guaranty of its maintenance. The local government is behind all buildings which it finances, although revenue accruing from the building is generally sufficient for all maintenance expenses.

RECEIPTS.

Expenses are met by dues, fees, rentals, and receipts from entertainments, profits, and concessions. Some buildings are maintained entirely by annual dues. Some of the more highly organized ones sell concessions for the sale of candy, fruit, etc., but most buildings are maintained by returns from entertainments and rentals. Organizations of a public-benefit nature use the building free, while others pay a small maintenance rental. Entertainments given for profit pay a higher rent.

EXPENDITURES.

These are generally for heat, light, taxes, insurance, and caretaker for the simpler buildings, to which are added secretary, physical director, or librarian for the more elaborate ones. Such expenses range from 5 to 10 per cent of the original cost of the building each year.

The following table shows the amounts received from entertainments and rentals by a number of representative buildings in a given year:

Place.	Total expend- itures.	Receipts.		Place.	Total expend- itures.	Receipts.	
		Enter- tain- ments.	Rent- als.			Enter- tain- ments.	Rent- als.
California:				Minnesota:			
Bogue.....	\$201	\$101	\$100	Hendrum.....	\$745	\$340	\$750
Blue Lake.....	189	.....	200	Minnewashta.....	800	300	.....
Connecticut:				Northfield.....	2,400	.....	1,000
Bolton.....	.....	All.	.....	Massachusetts:			
Gilead.....	450	250	200	Holden.....	425	.....	425
Illinois:				Greendale.....	1,211	.....	882
Brimfield.....	2,400	1,400	1,000	Missouri:			
McLean.....	500	100	400	Fenton.....	600	600	.....
Indiana:				Montana:			
Advance.....	250	.....	1,000	Fairfield.....	250	.....	225
Darlington.....	210	210	.....	Orchard Homes.....	344	336	.....
New Market.....	280	.....	325	Ohio:			
Iowa:				Mad River.....	325	400	.....
Dexter.....	190	50	190	New York:			
Kansas:				Loudonville.....	449	200	127
Geneva.....	132	.....	136	Utah:			
Russell.....	400	400	.....	Hyrum.....	400	.....	400
Michigan:							
Centreville.....	600	300	300				

Buildings financed by individual donation, by industrial concerns, by clubs, or by local governments, are largely maintained in the same way as those financed by community effort.

HOW THE CONTROL OF BUILDINGS IS ORGANIZED.

The form of organization best adapted to the control and maintenance of a community building should receive careful consideration. In some instances money has been wasted and time and energy ill-spent on the erection of buildings with laudable purposes back of them, but without efficient organizations to control and administer them.

BUILDINGS FINANCED BY AN INDIVIDUAL.

Title.—In most cases title remains with the donor or his heirs. This keeps the property in the family if it should, in time, cease to function as intended. Sometimes the donor turns the title over to the municipality or other governmental unit which agrees properly to safeguard and care for it. This insures the property being used for some public purpose even though its original use terminate. In other cases the donor gives the title to a well-established organizations, such as the chamber of commerce or a church. Thus some permanent, public-spirited organization is always in control. Less frequently it is turned over to a community association formed especially to administer it. In this case it is controlled by an organization in entire sympathy with its aims.

Membership.—Frequently membership is open without restriction to every member of the community. This is generally the case when the maintenance of the building has been perpetually provided for by the donor. When the building is turned over to a specially-organized community body which finances it, the membership is often confined to dues-paying members, thus including all who desire to contribute.

Control.—Control is generally exercised by a self-perpetuating board of trustees appointed by the donor. If title is with the mu-

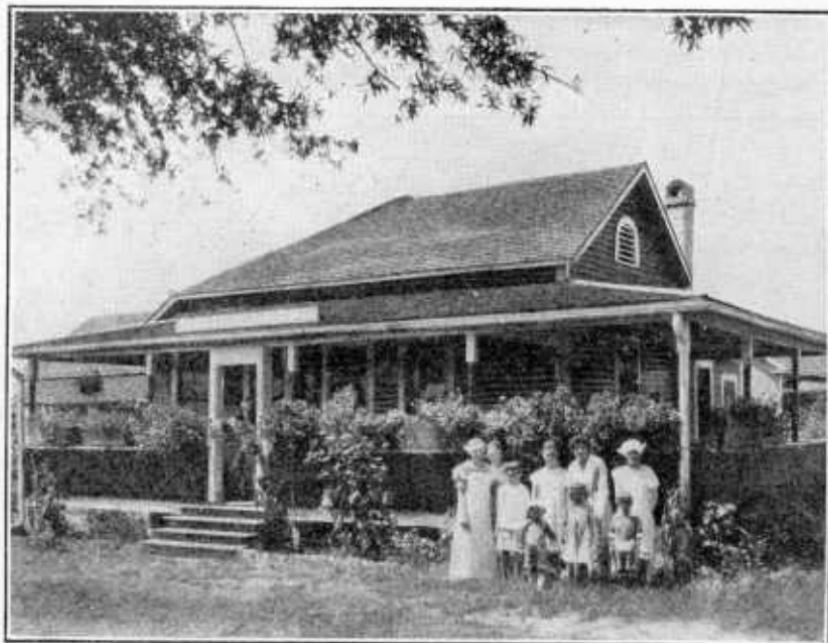


FIG. 5.—Club house for girls, built by an industrial concern at Tupelo, Miss.

nicipality the building is controlled by the usual public officials. If title is with a private organization control rests with it.

Management.—The trustees appointed by the donor nominate a manager, secretary, or director. The boards of trustees of other institutions controlling the building do likewise. In some cases a house committee takes the place of a manager or secretary.

Scope of use.—If there are no strings attached to the gift it is available for all nonpolitical, nonsectarian, nonfactional uses which are for the public benefit.

BUILDINGS FINANCED BY AN INDUSTRIAL CONCERN.

Title.—Similar to that of individual financing.

Membership.—Similar to that of individual financing. Sometimes the concern's employees are given special consideration.

Control.—Either by the concern itself or by methods similar to individually donated buildings. Sometimes the board of control consists of representatives of the concern and of the private organization.

Management.—Similar to that of donated buildings.

Scope of use.—Similar to that of donated buildings. Sometimes the employees of the concern are furnished special privileges by the concern in the shape of baths, pool, lockers, gymnasium, or a library.

BUILDINGS FINANCED BY A CLUB.

Title.—With club.

Membership.—Generally open to every member of the community who pays the required annual dues of the community association.



FIG. 6.—Girls' club house, Tupelo, Miss. The canning club at work.

Control.—To all intents and purposes with the community association; ultimately where the title rests. Sometimes there is a board of directors composed of representatives of the club and of other organizations.

Management.—Sometimes a secretary or house committee appointed by the original society, more frequently appointed by the joint board.

Scope of use.—This varies from the restricted kind, in which the club reserves the major use to itself, to the unlimited kind in which the club is practically on an equality with all other organizations as to use.

BUILDINGS FINANCED BY VOLUNTARY COMMUNITY EFFORT.

Title.—With the association which financed the building or its elected trustees. The association is generally incorporated to enable it to acquire and own property more readily.

Membership.—There are generally two classes: (1) Regular members or those who helped finance the building, and (2) social members who pay dues in order to help maintain the building, and who are allowed common use of it.

Control.—With slight variations of form, control, as a rule, rests with the association which financed the building. This control is exerted through a board of directors elected by the association mem-



FIG. 7.—Interior view of girls' club house, Tupelo, Miss.

bership. This board, or the association, elects, generally from the board membership, the other usual officers.

Scope of use.—All the people of the community are encouraged to become social members if not original financing members.

BUILDINGS FINANCED BY LOCAL GOVERNMENT.

Title.—Rests with the government which finances it.

Membership.—Includes all citizens of the governmental unit.

Control.—By the local government.

Management.—By a regular official of the government or by its appointed representative.

Scope of use.—This is generally determined by the limitations that apply to other local buildings of a public nature.

ARTICLES OF INCORPORATION, CONSTITUTIONS, AND BY-LAWS.

Most community associations which finance their buildings by issuing stock incorporate under the State laws in order that they may have a more effective instrument for buying, selling, and holding property. The manner of incorporating and the forms used are much the same in each State, and information regarding it may be secured from the proper officials in the various States. The constitution of an association of this character is more important than the constitutions of most local societies. Besides such ordinary information as the election and duties of officers, it often treats of more complex matters, such as the election, duties and powers of

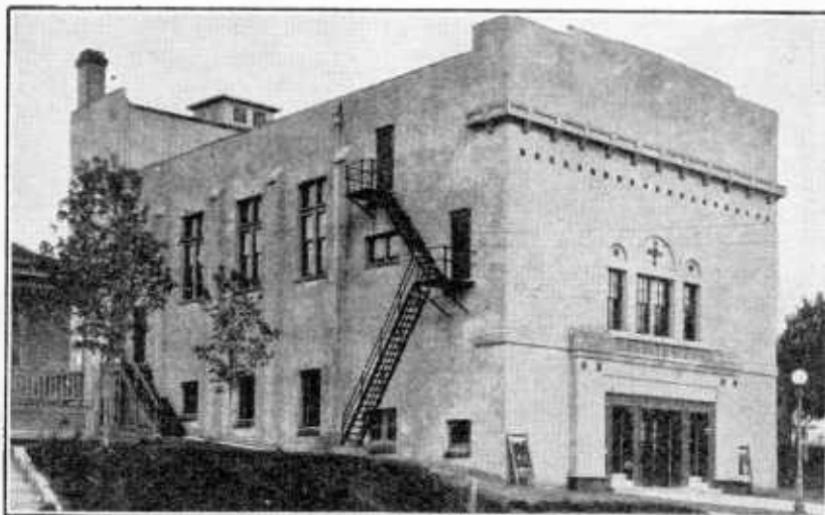


FIG. 8.—Community hall, St. Croix, Wis., financed by local taxation. Building contains an auditorium, with stage and dressing rooms, a dining room, kitchen, rest room, and offices for the village officials.

trustees, the relationship existing between the incorporated financing body and the social membership, the basis of control, voting units, etc. As these local community associations are of comparatively recent growth and possess the germ of so much possible good, the constitutions are, in reality, the charters of the movement and are generally well expressed and defined. Such documents should be as short, simple, and direct as it is possible to make them. The best of them include only what is necessary to make clear the work to be done, the manner of doing it, and who is to do it.

A constitution suitable for one association might not be fitted for another. For that reason no "model" constitution is here presented. However, a few entire constitutions, and excerpts from

others, as adopted by associations in actual operation, are given us illustrative of the different forms suitable for different conditions. The community may make its own constitution and by-laws, acting through its committee, who may study these different forms and others that they may secure and work out a constitution, readily agreed upon and understood by the membership and fitted to local conditions.

It is well to remember, however, that the constitution alone can not assure success. No matter how long-studied and how well-drafted the constitution of an association may be, that association will fail if it does not have high aims, is not founded on correct principles, and is not conducted in a spirit of mutual helpfulness and cooperation.

The following constitutions and by-laws are the forms used in the organization and government of certain community buildings in actual operation. In some of them only those excerpts are given that present unique ideas of organization, the customary articles being omitted. These various forms are offered only as suggestions.

BUILDINGS ERECTED THROUGH SALE OF STOCK.

Holden, Mass.—All the forms used in the organization and government of this successful community building are here given in the hope that they will be helpful to other communities contemplating the erection of similar community buildings. This building is in a town of 2,147 inhabitants.

TEMPORARY ORGANIZATION.

We, the undersigned, on this eighteenth day of May, nineteen hundred and fourteen, do hereby declare ourselves a temporary organization with the purpose of promoting the social welfare of this community; in furtherance of this end, under the name of the Community Club of Holden, Massachusetts, to purchase and devote to such purposes as may be later determined as worthy, a certain piece of property in Holden, Massachusetts, known as the _____ estate.

PUBLIC ANNOUNCEMENT.

On May 11th, 1914, at the home of _____, there was formed a temporary organization under the name of the Holden Community-House Association.

The officers elected were: President, _____; secretary, _____; treasurer,

_____. The object of the association is to secure and to maintain a gathering place for the various social organizations of the community. There is a special need for permanent quarters for the Boy Scouts, also the Camp Fire Girls. An option until June 1st has been secured on the valuable property known as the _____ estate, at the corner of _____ and _____ Streets, Holden Centre. The purchase price is to be \$4,000. There is a bank mortgage of \$2,900 on the property. An immediate cash outlay of about \$2,500 will be required to complete the purchase and to put the property in good condition for year-round occupancy and to so remodel the interior as to provide two large assembly rooms on the first floor, four large rooms on the second floor, install new plumbing and heating systems, etc.

It is also planned to remove the barn, sheds, etc., and to improve the grounds.

Careful estimates have been made of expenses to be incurred and of the income expected. These estimates make it apparent that the project is feasible and will be self-supporting.

The requisites for success are public interest and financial support, and in the belief that these are not wanting in Holden, the undersigned committee of three was appointed to solicit pledges from those interested. Shares of ownership are to be offered at \$5.00 each, one-half payable upon delivery of certificate and one-half within thirty days.

The prime object of this enterprise is to secure against unwise and unattractive uses an important piece of property, and to insure keeping intact a group of four fine old buildings, making a most attractive town center.

It is hoped the response to this circular will be immediate and general.

A meeting of subscribers will be held at a date and place to be announced later to effect a permanent organization.

Please sign the enclosed application, stating the number of shares at \$5.00 each which you wish to subscribe for, and hand to any member of committee or mail to the chairman.

COMMITTEE.

COPY OF THE CHARTER.

The COMMONWEALTH OF MASSACHUSETTS.

Be it known that whereas (names:) —— have associated themselves with the intention of forming a corporation under the name of Holden Community Corporation for the purpose of the following: To acquire, hold, manage, develop, improve, lease, mortgage, buy, or sell real estate situated in [the] town of Holden. The duration of the corporation shall be for the term of fifty years; with a capital stock of ten thousand dollars, common stock. Par value, five dollars. The amount of the capital stock now to be issued is four hundred and twenty-two shares, to be paid for as follows: In cash in full, four hundred and twenty-two shares; and have complied with the provisions of the statutes of this Commonwealth in such case made and provided as appears from the articles of organization of said corporation, duly approved by the commissioner of corporations and recorded in this office.

Now, therefore, I, ——, secretary of the Commonwealth of Massachusetts, do hereby certify that said (names:) ——, their associates and successors, are hereby organized and established as, and are hereby made, an existing corporation under the name of Holden Community Corporation, with the powers, rights, and privileges, and subject to the limitations, duties, and restrictions which by law appertain thereto.

Witness my official signature hereunto subscribed and the Great Seal of the Commonwealth of Massachusetts hereunto affixed, this thirtieth day of June, in the year of our Lord one thousand nine hundred and fourteen.

(Signed) —————,

Secretary of the Commonwealth.

BY-LAWS.

ARTICLE 1.

The name of this corporation shall be Holden Community Corporation. It shall have a corporate seal bearing the name of the corporation and such other device or inscription as the board of directors may determine.

ARTICLE 2.

The officers of this corporation shall be a board of directors consisting of seven (7) stockholders, a president, a clerk, and a treasurer, all of whom excepting the president shall be chosen by ballot annually at the first meeting of the corporation and at each annual meeting thereafter, and one of said board of directors shall be chosen president by the said directors, and all said officers shall hold their offices until others are chosen and qualified in their stead. If any director ceases to be a stockholder his said office becomes vacant. Vacancies in any of said offices may be filled at a special meeting of the stockholders.

ARTICLE 3.

The directors shall have general direction, control, and management of the property and business of the corporation. They shall have power to purchase and lease, pledge, and sell all such personal property and to make all such contracts and agreements in behalf of the corporation as they may deem needful or convenient for the prosecution of its business and operations.

ARTICLE 4.

The president shall preside at all meetings of the stockholders and of the directors and shall, with the treasurer, sign all certificates of stock issued by the corporation.

ARTICLE 5.

The clerk shall be sworn each year to the faithful discharge of his duties and a record of the oath with the evidence thereof shall be made by him upon the records of the corporation. He shall attend the meetings of the stockholders and of the directors, and shall make record upon the book of records of the corporation of the proceedings of the stockholders and of the board of directors at their respective meetings. He shall have custody of the certificate and transfer books and stock ledger of the corporation, and shall record all transfers of shares in the corporation. He shall notify the stockholders and directors of their respective meetings in accordance with the by-laws of the corporation.

ARTICLE 6.—TREASURER.

The treasurer shall have the custody of all monies, obligations, contracts, documents, etc., belonging to the corporation, and of its common seal. He shall collect all monies from time to time due the corporation and disburse the same pursuant to the order of its board of directors or of its stockholders. Together with the president, he shall sign all certificates of stock issued by the corporation. The treasurer shall have the sole right to make, sign, endorse, and accept for and in the name of the corporation promissory notes and checks, and then only in the regular course of its business. He shall execute and deliver in behalf of the corporation all such instruments under its common seal as may be ordered by the stockholders or directors unless their execution and delivery is otherwise provided for by vote and shall affix the common seal to all certificates of stock issued by the corporation, and shall perform such other duties as the directors may require.

ARTICLE 7.—MEETINGS OF THE DIRECTORS.

Meetings of the directors may be called by the president or treasurer or any director; and the clerk shall notify the directors of such meeting whenever requested in writing by the president, treasurer, or director calling such meeting. A notice in writing mailed forty-eight hours before the meeting shall be sufficient notice of the meeting.

ARTICLE 8.

Notice of all meetings, annual and special, of the stockholders shall be given to each stockholder by mailing the same addressed to him seven days at least before the time of such meeting.

ARTICLE 9.

At any meeting of the stockholders the stockholders having the majority of the shares of the capital stock represented in person or by proxy, shall constitute a quorum for the transaction of business. At any meeting of the board of directors five directors shall constitute a quorum.

ARTICLE 10.—STOCKHOLDERS' MEETING.

An annual meeting of the stockholders shall be held on the first Monday of January at 8 o'clock p. m. at Community House. The fiscal year of the corporation shall end with December thirty-first of each year. Special meetings of the stockholders may be called by the president or by a majority of the directors, and may be called by the clerk on written application of three or more stockholders who are entitled to vote, stating the time, place, and purpose of the meeting.

ARTICLE 11.—VOTES AND PROXIES.

At all meetings of the stockholders each stockholder shall be entitled to one vote for each share of stock held by him, and absent stockholders may vote and be represented by their lawfully constituted proxies.

ARTICLE 12.—CERTIFICATES.

All certificates of shares of the capital stock of the corporation shall be numbered progressively from the first and shall be signed by the president and treasurer and bear the seal of the corporation and shall set forth the names and residences of the respective stockholders.

ARTICLE 13.—TRANSFER OF STOCK.

All shares of stock of the association shall be transferable only on the books of the company by the holder thereof in person, or by attorney duly authorized in writing, and upon the surrender and cancellation of the certificates therefor duly endorsed.

ARTICLE 14.—ALTERATION OF BY-LAWS.

Any of these by-laws may be amended, repealed, or changed by a vote of the stockholders holding a majority of the shares of the capital stock of said corporation represented in person or by proxy at any annual or special meeting of the stockholders. In the notice of such special meeting it shall be stated that the amendment, repeal, or change of the by-laws may be acted upon.

AMENDMENT 1.

Article 2 to read as follows:

The officers of this corporation shall be a board of directors consisting of nine (9) stockholders, two of whom shall be the clerk and the treasurer of the corporation, a president, a clerk, and a treasurer, all of whom, excepting the president shall be chosen by ballot annually at the first meeting of the corporation and at each annual meeting thereafter, and one of said board of directors shall be chosen president by said directors, and all said officers shall

hold their offices until others are chosen and qualified in their stead. If any director ceases to be a stockholder, his said office becomes vacant. Vacancies in any of said offices may be filled at a special meeting of the stockholders.

Elgin, Nebraska.—A feature of this constitution worthy of note is the provision for a double organization, i. e., the social organization within the business organization or "a wheel within a wheel," as it has been called. The corporation is managed by the board of directors elected at the annual meeting of the stockholders. They employ a commissioner to look after the social organization which the club maintains and which is supposed to be the clearing house for all the social activities of the village. This building was erected in a village of 900 inhabitants.

ARTICLES OF INCORPORATION OF THE ELGIN COMMUNITY CLUB.

ARTICLE I.—NAME.

The name of this corporation shall be the "Elgin Community Club."

ARTICLE II.—OBJECT.

The objects for which this company is formed and the powers which it shall exercise are * * *; to erect, construct, equip, operate, manage, and maintain a community club house and club rooms for recreation and amusements; * * * to sell social-club memberships to nonstockholders, which members shall be entitled to all the privileges of the club, except the right to participate in the control of its corporate affairs; * * *.

* * * * *

ARTICLE V.—CORPORATE STOCK.

SEC. 1. The amount of capital stock of said corporation shall be \$25,000.00.

SEC. 2. The capital stock shall consist of 250 shares of \$100.00 each, and the amount of the capital stock with which the said corporation shall begin business shall not be less than \$7,500.00; and the corporation may collect unpaid installments on subscription of said capital stock by giving ten days' notice to such subscriber.

ARTICLE VI.—BOARD OF DIRECTORS.

The number of directors shall be seven. The directors shall manage the business of the company, elect all officers of the company, and do each and everything necessary and proper for the carrying out of the objects herein expressed. The directors shall be elected at the annual meeting of the stockholders; but vacancies existing at any other time may be filled by the board itself, or, in default of a quorum, by special meeting of the stockholders. The officers of the corporation shall be elected at the meeting of the board of directors immediately following the annual election.

* * * * *

ARTICLE IX.—VOTING.

At all meetings of the stockholders of this company, each stockholder shall be entitled to 1 vote for each share of stock by him owned, which vote may be cast in person or by proxy. All officers shall be elected by ballot.

* * * * *

ARTICLE XII.—FIRST BOARD OF DIRECTORS.

Immediately after the capital stock of the company has been subscribed to the amount of not less than \$7,500, the incorporators herein named shall call a meeting of all subscribers to its capital stock, and said stockholders shall proceed to elect a board of directors, who shall serve until the annual meeting in January, 1917, and until their successors are elected. All other boards of directors except the first shall hold office for one year.

* * * * *

CORPORATION BY-LAWS.**ARTICLE 1.—PROPERTY.**

(a) The real estate and fixed property of the corporation is hereby declared to be all the real estate which it may have at any time in its possession by virtue of purchase, lease, gift, or other manner of acquirement, and is subject at all times to the control of the board of directors which is elected by the holders of the capital stock.

(b) The merchandise of the corporation is hereby declared to be: The rights and privileges of social membership, the use and comforts of the various real and personal properties of the corporation, including its auditoria, parks, etc., subject to the house and grounds rules as they may be in force from time to time.

ARTICLE 2.—POWER OF DIRECTORS.

The corporation, through its directorate, shall make all regulations for use of the various properties, fix fees and regulations for social memberships, rentals, admission charges for exhibitions, etc., fees for games, bath, and other privileges.

ARTICLE 3.—RIGHTS OF STOCKHOLDERS.

Holders of the capital stock shall have all the rights enumerated in the articles of the corporation as to the real estate and financial control of the property interests, but shall not be entitled to the privileges of social membership, nor participation in the meetings of the social organization unless they shall qualify for the same by paying the same annual membership fee, in advance, as shall be prescribed for social members of the class to which they may be eligible.

ARTICLE 4.—THE SOCIAL ORGANIZATION.

The corporation shall maintain the social organization known as the Elgin Community Club, subject to the rules and regulations prescribed under the section headed "The Social Organization."

* * * * *

ARTICLE 10.—ADVISORY BOARD.

The members of the village board of trustees, the pastors of the various churches, the superintendent of public education, and the village marshal, provided they maintain membership in the club, shall constitute an advisory board which may meet from time to time with the board of directors in consideration of the various interests of the community.

* * * * *

THE SOCIAL ORGANIZATION BY-LAWS.

ARTICLE 1.—POWERS AND OBJECT.

(a) The word "club" in this section shall be construed to mean the social organization as distinguished from the corporation.

(b) The social organization of the Elgin Community Club shall entitle its members to all the rights and privileges of the club, except those reserved in the articles of incorporation to the stockholders; subject to the by-laws in force and as they may be added to or amended from time to time. The club is organized for the promotion in all ways possible of the welfare, industrial, and social development, commercial, agricultural, and general public interests of the community of and adjacent to Elgin, Nebraska.

* * * * *

ARTICLE 2.—OFFICERS.

The president and vice president of the corporation shall preside in order at the meetings of the social organization. The commissioner shall be secretary thereof and perform all duties necessary to his office. In his absence the secretary of the corporation shall serve, when neither are present the president shall appoint a secretary pro tem. The corporation treasurer shall be treasurer thereof and shall keep separate the corporation and club funds.

* * * * *

ARTICLE 3.—MEMBERSHIP.

(a) Regular. Any person of legal age, of good character and standing, who is a resident of any of the following townships * * * ; may become a member in the regular class upon application signed by himself and bearing the recommendation of two members in good standing and receiving the approval of not less than two-thirds of the board of directors, said approval to be determined by ballot; application must be accompanied by initiation fee. * * *

(b) Special: Traveling men and nonresidents.

(c) Boys.

ARTICLE 4.—FEES AND DUES.

Until January 1, 1917, the initiation fee shall be 25 cents and the dues shall be at the rate of fifty cents per month payable in advance for the number of months remaining from date of application till January 1, 1917. On and after January 1, 1917, the initiation fee shall be five dollars for all persons in the regular class and twenty-five cents for all in special class and boys.

Dues for the regular classes shall be as follows: Family membership, \$15.00 per annum. Payable in advance. Single man's membership, \$12.00 per annum payable in advance. For special classes: Boys under 21 years, \$5.00. Payable in advance. Nonresidents, \$5.00 per annum.

* * * * *

ARTICLE 6.—PRIVILEGES.

The corporation shall furnish, in consideration of the annual membership fee, a comfortable meeting place for the club at its regular monthly and special meetings. It shall maintain and keep comfortable the reading rooms, gymnasium, recreation and ladies' rest room, etc., for the daily use of club members and their guests. * * *

ARTICLE 7.—CLUB FUNDS.

The club may raise funds for its special uses by subscription, solicitation, entertainments, or in any manner not conflicting with the by-laws or State statutes for the several objects of its organization; which funds shall be kept separate from the corporation funds by the treasurer and administered by him in accordance with the action of the club upon warrant signed by the commissioner.

The club shall have no authority to make any contract involving the corporation treasury, unless by consent of the board of directors, but shall at all times have its special funds under its own control. The right to disapprove and set aside any action of the club shall always be vested in the board of directors, and in the event of the dissolution of the club or failure to maintain interest, all the property of the club shall automatically revert to the corporation.

* * * * *

HOUSE AND GROUND RULES.

ARTICLE 1.—DUTIES AND POWERS OF COMMISSIONER.

It shall be the duty of the commissioner to act as manager of the auditorium and have general oversight of the building and grounds. He shall act as secretary of the social organization, conduct the correspondence, collect dues and subscriptions for various purposes as they may be authorized from time to time, and do such other work as may be ordered by the board of directors, to which he shall at all times be responsible. All the assistants in the building or grounds shall at all times be under his direction and subject to his discipline. * * *

He shall have power at all times to administer the discipline of the club and to exact obedience to its rules. * * *

* * * * *

ARTICLE 3.—AUDITORIUM AND HALL LEASES AND CONTRACTS.

Every contract made for the use of the auditorium shall contain in heavy type at the head of the blank the following words: "READ YOUR CONTRACT! You know your company and production and if you do not wish to comply with our house regulations do not sign it. We guarantee you a square deal, but we insist upon quality and the maintenance of the standard of the house." And in the body of the contract shall be the following words: "The commissioner shall have absolute authority, with or without the consultation of the advisory board or board of directors, any time that he deems it advisable, to ring down the curtain upon any performance or terminate the engagement of the auditorium and order the repayment of the admission fee to the members of the audience, when he shall be convinced that the performance or use of the building is destructive of morality, is obscene or profane, or is offensive to the higher development of the community, or shows a lack of quality necessary to the standards of the house. In the event of any such action any advance rentals which may have been paid shall be forfeited to the corporation treasury to cover the cost of light, heat, service, etc. * * *

Dexter, Iowa.—This building was erected in 1915 in a town of 767 population at a cost of \$13,000.

ARTICLES OF INCORPORATION.

ARTICLE I.

The name of this corporation shall be The Community House Association of Dexter, Iowa.

ARTICLE II.

The object of this corporation shall be the development and promotion of the social, moral, religious, athletic, and educational interests and activities of the town of Dexter, Iowa, and vicinity.

ARTICLE III.

The amount of capital stock authorized is ten thousand and no/100 (\$10,000.00) dollars, and shall be divided into shares of five and no/100 (\$5.00) dollars, each, and shall be fully paid and nonassessable. Not more than twenty (20) shares of stock shall be sold to or held by any one person at any one time.

ARTICLE IV.

The affairs of this corporation shall be managed by a board of managers consisting of seven (7) members, four (4) of whom shall be elected from the office bearers of the churches of Dexter, Iowa, existing at the date of this incorporation, with not more than two (2) of such members from any one church, one (1) from the school board of the independent school district of Dexter, Iowa, one (1) from the town council of Dexter, Iowa, and one (1) from the farmer's short course of Dexter, Iowa, or any successor to it which represents the farming interests of this community; and said board shall organize itself by the election of a president, vice president, and a secretary-treasurer from its own number, and such other officers, including an executive committee, as they may see fit or as may be provided by the by-laws of this corporation.

* * * * *

Barnard, S. Dak.—Following is the constitution of the Barnard Community Center Association, of Barnard S. Dak.:

ARTICLE 1.—NAME.

The name of this organization shall be "Barnard Community Center Association."

ARTICLE 2.—OBJECT.

The object of this company shall be to erect and maintain a hall suitable for the needs and welfare of the community.

ARTICLE 3.—CAPITAL.

The authorized capital of this company shall be seven thousand dollars (\$7,000), divided into shares of the par value of twenty-five dollars (\$25) each.

ARTICLE 4.—OFFICERS.

The officers of this company shall be a board of three directors, who shall be the president, vice president, and the secretary-treasurer.

ARTICLE 5.—AMENDMENTS.

This constitution may be amended by a two-thirds vote of the stockholders present at any regularly called meeting.

ARTICLE 6.—QUORUM.

Two members of the board of directors shall constitute a quorum and may transact any business that may properly come before them.

BY-LAWS.

SEC. 1. Each director shall be elected by a majority vote of the stockholders present at the annual meeting, one director to be elected each year and to hold office three years or until his successor has been elected.

SEC. 2. The annual meeting of the stockholders shall be held on the third Saturday in March. A special meeting may be called by the president or by the secretary-treasurer by giving at least seven days' written notice thereof. Each stockholder shall be entitled to one vote at such regular or special meetings.

SEC. 3. Immediately after election, the board of directors shall meet and elect from their number a president, a vice president, and a secretary-treasurer. They shall also appoint a manager who shall look after the hall for the best interests of the company.

SEC. 4. The duties of the president shall be to preside at all meetings of the directors or stockholders. The vice president shall perform the duties of the president in his absence.

SEC. 5. The duties of the secretary-treasurer shall be to keep a record of the proceedings at all directors' or stockholders' meetings and he shall make a report to the stockholders at their annual meeting showing the receipts and disbursements of all funds together with the financial condition of the company at that time and shall pay all bills as allowed by the board of directors.

SEC. 6. The manager shall hold office until his successor is appointed and shall have charge of the renting and upkeep of the hall under the supervision of the board of directors and shall turn over all money received promptly to the secretary-treasurer.

SEC. 7. The board of directors shall meet directly following the stockholders' annual meeting and as often thereafter as the secretary-treasurer may deem necessary.

SEC. 8. The board of directors shall have power to fill any vacancy in the board by appointment, such appointee to hold office until the next annual election.

SEC. 9. The board of directors shall have power to borrow money in the name of and for the company to make improvements or repairs as may be necessary and to provide the necessary funds for the completion of the building and equipment and to pledge any or all of the assets of this company for the payment of such borrowed money.

SEC. 10.—The board of directors shall set aside each year as a sinking fund one-half of the net earnings of the company to retire any stock that may be offered because of the removal of the owner thereof from the county, such stock to be redeemed in the successive order that it is offered and as funds become available. All liabilities shall be paid before the distribution of any earnings is made.

The balance of net earnings shall be paid as dividends each year on the stock basis.

BUILDINGS ERECTED THROUGH VOLUNTARY CONTRIBUTIONS.

Potwin, Kans.—Population of village, 249. Cost of building, \$6,141.

CONSTITUTION AND BY-LAWS.

ARTICLE I.—NAME.

The name of this club shall be the Potwin Community Welfare Club.

ARTICLE II.—CAPITAL AND OBJECT.

SEC. 1.—*Capital.*—This club shall have no capital stock, the funds for the building and maintenance shall be raised by voluntary contributions, and no charge shall be made for the use of the building for purposes hereinafter men-

tioned, provided that the board of trustees shall have power, if they so choose, to charge enough to cover incidental expenses.

SEC. 2.—*Object.*—It shall be the purpose of this club to build and hold a building that can be used as a place where the real spirit of brotherhood prevails, and to spread that spirit in the community.

To furnish a wholesome, happy center for our community; to promote in every possible way the spirit of business cooperation and mutual helpfulness among the farmers and business men of the community. * * *

ARTICLE III.—MEMBERSHIP.

SEC. 1. —*Associate.*—Every person living in the vicinity of Potwin is considered an associate member of this club.

SEC. 2.—*Active.*—Any person over 18 years old may become an active member of this club by enrolling with the secretary and may remain so by reenrolling within thirty days after each annual meeting, and shall have power to vote for members of the board of trustees, and upon all other questions coming before the club; provided, that no new member shall have power to vote within less than thirty days after his enrollment.

ARTICLE IV.—OFFICERS AND ELECTIONS.

* * * * *

SEC. 2.—*Trustees.*—The board of trustees shall hold office for a term of five years and shall be chosen at the regular annual meeting of the club in the following manner:

At the first annual meeting the club shall choose, in whatever manner they desire, one member for a term of one year, one for two years, one for three years, one for four years, and one for five years, and then at each succeeding annual meeting one member shall be chosen for a term of five years.

SEC. 3.—*Other officers.*—Immediately after the annual election the board of trustees shall choose from their own membership a president, secretary, and treasurer, who shall serve for a term of one year.

* * * * *

ARTICLE V.—DUTIES OF OFFICERS.

SEC. 1.—*Trustees.*—The board of trustees shall have general supervision of the club and clubhouse, and all arrangements for the use of the clubhouse shall be made with them.

* * * * *

Kenilworth, Ill.—Erected in a village of 900 population.

ARTICLES OF AGREEMENT OF THE KENILWORTH ASSEMBLY HALL ASSOCIATION.

First. The undersigned, and such other subscribers as may hereafter join them, hereby organize themselves into a voluntary association, to be called Kenilworth Assembly Hall Association.

Second. The object of such association shall be to furnish to the members thereof, and to their families and friends, a suitable meeting place in the village of Kenilworth, to be used for social and educational purposes.

Third. The association shall acquire, either by gift or purchase, the following described property: * * *

Fourth. The title to said property, and such other property as may be acquired, shall be conveyed to five trustees, to be selected as hereinafter stated, in trust to take possession of said property and to manage the same for the benefit of said association. The hall to be erected on said lot shall be con-

structed under their supervision and they shall receive and expend all moneys contributed for that purpose by the members of the association and others and prescribe the compensation to be paid therefor; they may delegate the details of the management, including the receipt of the current income from rents and otherwise, and the payment of current expenditures, to the house committee, but shall annually or oftener receive the net income, and out of the same pay all taxes, insurance, alterations, extensions, and repairs. Should there be a surplus fund not needed for the purposes above mentioned the same shall be subject to the orders and disposition of the association. The trustees shall have the power to sell or encumber said property with the written consent of four-fifths of the members of the association and the unanimous consent of the trustees for the time being.

* * * * *

Sixth. The association shall also elect a house committee of three to hold office for one year and until their successors are elected and may provide by by-law for other officers and their duties. At all elections each member shall have one vote, either in person or by proxy. * * *

New members may be admitted upon such terms as the association may prescribe. Each new member shall subscribe to these articles of association.

Seventh. In case of a sale of the property, as stated in paragraph four, the proceeds of sale shall be used or divided in such manner as may be directed in writing by four-fifths of the then members of the association and by the unanimous consent of the then board of trustees, and in case such direction and consent is not obtained the proceeds shall be divided among the contributors to the funds of the said association or their legal representatives pro rata to their contributions and as they appear in the treasurer's account.

It is the intention of these articles to vest in said trustees the entire legal and equitable estate in said property and to declare that the interest of the members of the association is only in the avails and proceeds of a sale, if any should be made, and is personal property.

These articles may be amended at any annual meeting of the association by an affirmative vote of at least four-fifths of the then members of the association and four-fifths of the then trustees.

* * * * *

STATE LAWS ON COMMUNITY BUILDINGS.

There are laws in nearly all States enabling municipalities and counties to erect, through taxation, town halls and county buildings for government purposes. As the social movement has grown these buildings have also been more extensively used for social purposes. These uses, however, have sometimes been looked upon as of doubtful legality.

Nine States and Ontario, Canada, have recently passed special laws enabling towns and counties to erect community buildings. Some of these laws are especially applicable to townships, thus directly affecting the farming community.

From the viewpoint of the farmers there has been one weakness in such laws. Farmers do not always feel at home in city or town community buildings, because they are not a part of the political unit

which was taxed to build them, nor have they had a chance to vote on the proposition of issuing bonds. While a town or village may be a community social unit, a township seldom is. Farmers live in distinct natural social groups which usually have no fixed governmental boundaries. Townships fix the lines of governmental rather than social groups. Sometimes the social group is a part of two townships, being cut by the township line. Thus unity of action through the local government is impossible.

In order to get around this difficulty, a movement has been started to have laws passed by States, enabling natural social groups to form a unit and erect a community building by taxation. Wisconsin has already passed a law of this kind, and the legislatures of other States are favorably considering the question.

The following laws and digests of laws of different States and of the Province of Ontario, Canada, show the trend of present-day opinion along these lines:

ILLINOIS.

MONUMENTS AND MEMORIALS (1919).

Cities, villages, and incorporated towns having a population of less than one hundred thousand may erect "monuments or memorials in honor of their soldiers and sailors or in honor of any one or more of its notable or distinguished persons." The law allows, "to levy a direct tax of not more than four cents upon each one hundred dollars of all taxable property within the jurisdiction." The memorial building is decided upon by a "petition," which "shall be signed by not less than one hundred legal voters of the city, village, or incorporated town.

COMMUNITY BUILDINGS (1919).

(The complete act is given because it is a typical law for towns.)

AN ACT To authorize towns having a population of fewer than 5,000 inhabitants to establish, erect, and maintain community buildings.

SEC. 1. Be it enacted by the people of the State of Illinois, represented in the general assembly: Subject to the provisions of this act, any town may levy an annual tax of not to exceed two mills on each dollar of the assessed valuation of taxable property therein for the purpose of erecting and maintaining community buildings. Such tax shall be levied and collected in the same manner as other general taxes.

SEC. 2. Upon the filing with the town clerk of any town a petition containing the names of not less than fifty legal voters of such town praying that the tax herein authorized be levied, the question of levying such tax shall be submitted to the voters of such town at a special election to be called for that purpose, not less than thirty nor more than sixty days after the filing of such petition: *Provided*, That the question of levying such tax shall be submitted at a regular town election if such election is to be held not less than twenty nor more than ninety days after the filing of the petition; and, *Provided further*, That such question shall not be submitted in any town in which there is a population of over five thousand inhabitants according to the latest Federal census,

SEC. 3. If a majority of those voting on the question of levying a tax for the establishment, erection, and maintenance of a community building shall vote in favor thereof an annual tax of not to exceed two mills on each dollar of the assessed valuation of the taxable property shall be levied and collected for that purpose.

SEC. 4. The establishment or erection of a community building and the maintenance thereof shall be under the supervision of a board of managers. The board of managers shall consist of three persons, residents of the town, who shall be elected at the regular town election for a term of three years. The board of managers shall serve without compensation. The first board of managers shall be elected at a special election called for that purpose after the ratification of the question of levying the tax hereby authorized, one for one year, one for two years, and one for three years, to be determined by lot. Thereafter one person shall be annually elected to the board of managers at the regular town election for a term of three years.

SEC. 5. The board of managers shall have power to lease a building, or buildings, for the establishment of a community building, or to select a site and cause the erection of a building for that purpose, and may exercise any and all other powers necessarily incidental in order to carry out the provisions of this act. The town treasurer shall pay out moneys derived from the tax hereby authorized only on the order of a majority of the board of managers.

SEC. 6. If the board of managers shall deem it necessary to issue bonds for the purpose of obtaining sufficient funds to establish a community building, it shall cause the question of issuing such bonds to be submitted to a vote of the people of the town at an election to be called for that purpose. Notices of such election shall be posted in at least five of the most public places in such town for at least ten days prior to the date fixed for holding such election. Such notices shall state the amount of bonds proposed to be issued, the date of maturity, and the rate of interest to be paid thereon.

The ballots for use in such election shall be in substantially the following form:

For bond issue of dollars, payable in years with interest at the rate of per cent per annum for community building purposes.	
Against bond issue of dollars, payable in years with interest at the rate of per cent per annum for community building purposes.	

Such bonds shall mature on or before twenty years from the date thereof and shall bear interest at a rate not to exceed five per cent per annum, payable annually or semiannually, as the board of managers may determine. If the interest is to be paid semiannually, that fact shall be stated in the notices of election and on the ballots. Such bonds shall be sold at not less than par. From the proceeds of the annual tax levy authorized by this act the board of managers shall provide a sinking fund for the retirement of such bonds, and such bonds shall be payable only out of such proceeds.

SEC. 7. The community building of any town may be dedicated to the soldiers and sailors of such town and bronze tablets or other memorials in honor of such soldiers and sailors may be placed therein by the board of managers.

SEC. 8. Subject to the reasonable rules and regulations of the board of managers, the community building shall be for the free use and benefit of the inhabitants of such town for lectures, concerts, free amusements and entertain-

ments, and all other general educational purposes. The annual town meetings and other public assemblies may be held therein. The board of managers shall have power to lease, temporarily, the community building, when not in use for public purposes, for any reasonable and legitimate private use on such terms as may be deemed reasonable and proper. Private lessees of a community building may charge admission fees. All money received from temporary rentals shall be turned over to the town treasurer and shall be used only for the maintenance of the community building.

SEC. 9. The board of managers shall make a full and complete annual report of all its actions to the town board of auditors.

PUBLIC COMFORT STATIONS (1919).

Cities of less than 100,000 population, incorporated towns and townships and villages may provide "an institution with waiting rooms, rest rooms, toilet rooms, for men and women, lavatories, check rooms, drinking water, etc.," also attendants' quarters. Money provided by "tax not to exceed one and one-third mills on the dollar." Proposition must be approved by majority vote at a regular election. Question submitted to voters on petition of 100 legal voters filed 60 days prior to the election.

IOWA.

MONUMENTS AND MEMORIALS.

(The complete law is given because it is typical of the laws on soldiers memorial buildings.)

Be it enacted by the General Assembly of the State of Iowa

SEC. 1. Counties, cities, and towns, including cities under commission plan and those under special charter, shall have power to purchase or condemn ground for, erect and equip or purchase and equip, a building as a soldiers', sailors', and marines' memorial commemorative of their military and naval service, and which shall be given an appropriate name, and shall have special accommodations or provisions for soldiers, sailors, nurses, and other persons who are or have been in military or naval service of the United States. Such building may be or include military headquarters, memorial rooms, library, assembly hall, gymnasium, natatorium, club rooms, and rest rooms; it may include city hall and offices for any county or municipal purpose, or community house, or recreation center; or it may be a memorial hospital, or it may be for any one or more such purposes; and for similar or appropriate purposes may be extended to general community and neighborhood uses; all under the control and regulation as to charges and otherwise, of the city or town council, with the advice and cooperation of the community civic congress. Such building may be erected as an appropriate annex to any other city or public building, or by reconstructing the same.

SEC. 2. In the case of municipalities the city or town council shall appoint a community civic congress, as mentioned in section four (4), chapter one hundred eighty-two (182), laws of the thirty-seventh general assembly, being three persons, residents of said city or town, especially fitted for and interested in all matters pertaining to community improvements, not only as heretofore provided by law but also with reference to improvements contemplated by this act; they shall serve without compensation.

SEC. 3. For the purpose of providing funds for the acquisition of necessary grounds therefor, and purchasing, erecting, constructing, or reconstructing such building, and for the necessary equipment therefor, the county, city, or town may issue bonds, to be known as liberty memorial bonds, to be issued and sold as provided by law; they shall provide for portions of such bonds to become due at different, definite periods, but none in less than five (5) nor more than fifty (50) years from date. In issuing such bonds such county, city, or town may become indebted in an amount which, added to all other indebtedness, shall not exceed five (5) per centum of the actual value of the taxable property in such county, city, or town as determined by the last State and county tax lists, anything in section thirteen hundred six-b (1306-b), supplement to the code, 1913, and acts amendatory thereto, to the contrary notwithstanding. For the purpose of liquidating such bonds, together with the interest thereon, such county, cities, and towns shall levy upon all the property within the limits thereof, subject to taxation for such purpose, in addition to all other taxes provided by law, a special tax not exceeding in any one year five mills on the dollar for a period of not exceeding fifty years.

SEC. 4. Upon petition of fifteen per cent of the legal voters of any county, city, or town, the question as herein provided shall be submitted to the voters of said county, city, or town. Such petition shall ask that an election be called, shall refer to this act, shall suggest generally the nature and uses of the proposed liberty memorial building. No such building shall be erected and equipped, or purchased and equipped, under the provisions of this act unless a majority of the legal voters voting thereon vote in favor of the same at a general, municipal, or special election called for that purpose. Notice of such election shall be given in two newspapers published in said county, city, or town, if there are two; but if not, then in one, once each week for at least four consecutive weeks. But if no newspaper is published within the limits of the corporation, then such notice may be given by posting in three public places within the limits of said corporation, two of which places shall be the post office and the mayor's office of such city or town, and by publication for four consecutive weeks in a newspaper of general circulation in the county. The election shall be held not less than five nor more than twenty days after the last publication of such notice. The questions to be submitted shall be in the following form: "Shall the county, city (or town), of _____ erect and equip (or purchase and equip) a liberty memorial building as provided in chapter _____ (naming this act) of the laws of the thirty-eighth general assembly, and issue bonds therefor in the amount of _____ dollars?"

SEC. 5. In case a building be constructed or purchased under this act, the county, city, or town shall thereafter provide annually a levy of not more than three mills on all the taxable property within said county, city, or town for the development, operation, and maintenance of such building in care of a city or town, and it shall seek advice and suggestions of the community civic congress.

SEC. 6. Gifts and bequests to the county, city, or town for any of the purposes provided in this act are hereby authorized; the same shall be used and applied as provided in this act and as especially stipulated by the donor.

KANSAS.

"Counties and cities may appropriate a sum not in excess of \$3,000 for the erection of memorials to soldiers." Action is initiated by a petition of 25 per cent of the voters of the district to the proper officials to submit the question to a vote of the people of the district. The petition states the character of

the memorial and the approximate cost. If such memorial be a building, management and control is vested in a board of three resident trustees appointed by the usual officials, who shall serve without compensation. Maintenance expenses may be met from the general fund of the county or city or from a special fund erected by a levy of not more than one-tenth of one mill per annum.

MASSACHUSETTS.

"Cities and towns are authorized to accept gifts or bequests and to appropriate money for the erection and equipment of buildings or other suitable memorials to soldiers, sailors, and marines." "May borrow within the debt limit, may issue bonds or notes payable in not more than twenty years, in accordance with section 14," etc. "May provide for a board of trustees, which shall have charge and control of the construction and custody and care." "In towns the board shall consist of the chairman of the board of selectmen, ex officio, and three members selected by the town in the same manner as other town officers."

MICHIGAN.

"Cities are empowered to acquire land for the purpose of erecting thereon a suitable memorial to soldiers and sailors," which "may be of such nature as to be used as a museum, art gallery, library, auditorium room, or for any other public purpose." "That taxes collected and indebtedness created shall not cause the limit of taxes and indebtedness established by law to be exceeded." "The custody, management, and control may be vested in such a board now existing or which may be created as the legislative body of the city shall designate."

NEBRASKA.

"Counties, cities, villages, and townships may erect or aid in the erection of statues, monuments, or other memorials to soldiers." No action can be taken until 20 days after passage of authorizing resolution, and meanwhile, on petition of 15 per cent of voters, resolution must be submitted to electors for approval, at the next general or special election, which must be 30 days after filing of petition.

When presented with a petition signed by 10 per cent of voters asking for the erection of a memorial the usual officials of the county, town, etc., "shall proceed therewith, without delay, subject to this referendum petition, or shall provide for the submission of such a proposition to a vote of the people at a general or special election occurring 30 days after the filing of the petition, and if approved by a majority shall proceed therewith."

NEW JERSEY.

"Every municipality shall have power to provide for the construction, with the aid of popular subscription or otherwise, hospitals, schools, or other public buildings" as memorials to soldiers. "The municipality shall appropriate such sum of money as may be necessary to accomplish the purpose, over and above the amount raised by popular subscription." The municipality shall name five citizens, including the mayor, as a commission, without pay, to supervise the acquisition of the site and erection of the building.

TENNESSEE.

"County courts are authorized to appropriate money to be expended in the erection of permanent monuments or buildings or libraries for those who served in the World War." "No sum in excess of \$25,000 shall be appropriated

in any one county. The county court shall elect five citizens of the county to be known as the county building commissioners, to superintend the erection of said monument or building."

WISCONSIN.

The Wisconsin law is given in full because it is typical of the attempt to constitute a new territorial district, based on a contiguous social group rather than one limited by political boundaries.

WISCONSIN COMMUNITY CENTER ACT.

AN ACT to create sections 937f to 937t, inclusive, of the statutes, relating to community centers and subdivision (47) of section 1038 of the statutes, relating to exemption of property of such community centers from taxation.

The people of the State of Wisconsin, represented in senate and assembly, do enact as follows:

SEC. 1. Fifteen new sections are added to the statutes and a new subdivision is added to section 1038 to read:

"SEC. 937f. 1. A community center may be created and a community house therein erected, maintained, operated, and managed in any tract of contiguous territory containing either an area of not less than sixteen square miles or a population of at least five hundred inhabitants, such territory to be bounded by town, school district, section, quarter section, or ward lines, or streams, lakes, swamps, or similar natural boundaries. Such house, if dedicated to the memory of the soldiers and sailors of the United States may be called by the name of memorial community house of such district.

"2. A petition praying for submission of the question establishing such a community center to the electors of such tract qualified to vote for State officers may be presented if wholly within any town, city, or village, to the chairman, mayor, or president thereof, as the case may be, and if comprising territory in two or more such public corporations to the said officer of the corporation having the greatest area in such proposed district. Said petition shall designate a proposed name and shall describe the boundaries of the proposed community center, which shall not include any territory included in any community center already organized hereunder, and shall be signed by at least one-fourth of the persons resident therein qualified to vote at any school district meeting.

"3. Said officer shall within ten days of the receipt of said petition notify the said officers of any other public corporations a part of whose territory is included of the receipt of said petition, and shall set a date and place for a meeting of all such officers for the purpose of fixing a time and place for holding such community center election, at which time and place it shall be their duty to meet and fix the time and place for holding the election hereinafter provided for, which shall not be more than sixty days after presentation of the petition. If any officer is unable to attend such meeting he shall delegate one of the other officers of his town, village, or city, as the case may be, to attend and act in his place. In case said tract lies within a single public corporation, the officer to whom the petition is presented shall within five days of its receipt fix a time and place for holding such election. The election shall be noticed and conducted for the entire tract of territory which is to be included in the proposed community center by the election officers of the corporation in which the election is to be held.

"4. The time and place of such election being fixed, the person to whom the petition was presented shall forthwith notify the clerk of his corporation of

the time and place fixed for such election, and such clerk shall at once cause ten days' notice of such election to be given by posting a copy thereof in at least six different public places in such tract or territory, or by publishing such notice in any newspaper published therein once each week for two weeks immediately prior to the time set for holding the election. The election shall be conducted and the vote canvassed according to the statutes for conducting town meetings.

" SEC. 937g. 1. In all cases the vote shall be by ballot, with separate ballot boxes for each public corporation of which any territory is included in the petition. Ballots written or printed shall be either "for the community house," or "against the community house," or either "Yes" or "No" or any other designation plainly showing the voter's intent. If a majority of the electors voting from each public corporation of the territory proposed to be included are in favor of such organization, the proposal shall be deemed carried; otherwise not. If carried, the result shall then be certified at once by the election officers within six days thereafter to the clerk of each town, village, and city concerned, and to the clerk of the county, and by the latter promptly to the secretary of state, each of whom shall file such certificate, and such tract or territory shall thereupon constitute a public corporation from the date of such election of the name designated in the petition.

" 2. The expenses, if any, of any such election conducted for the purpose of determining a community center shall be borne in the first instance by the municipality to whose officer the petition is presented, which shall have a claim therefor against the community center corporation if organized, and if defeated, against each other corporation for its share apportioned on the basis of the assessed valuation of the territory included in the petition as last determined by the local boards of equalization.

" SEC. 937h. 1. The officers of such a community center shall be a director, treasurer, and clerk, with the usual powers and duties of such officers, who shall constitute the community board, and shall conduct and manage its affairs and have power, subject to change by any succeeding center meeting, to alter or change the name of the community center.

" 2. The term of each shall be three years, beginning with the annual community center meeting held on the second Monday in March, and each officer elected shall continue in office until his successor shall have been chosen; provided that at the first election the clerk shall be chosen for one year, the treasurer for two years, and the director for three years. Temporary officers may be chosen at the same election at which the question of establishing a community center is submitted to hold until the regular annual election thereafter. In such case a separate ballot box shall be provided for the election of officers, and a plurality of the votes cast shall be sufficient to elect.

" SEC. 937i. 1. The annual community center meeting for the election of officers and the transaction of other business shall be held on the second Monday in March, unless that be a legal holiday, in which case it shall be held the next day, and in the community house, or in some other building determined upon by the board and specified in the notice.

" 2. The election of officers shall be by ballot conducted publicly by the officers. The polls shall be opened at one o'clock in the afternoon of the day fixed by law, and shall be closed at eight o'clock of the same day. Immediately after the polls are closed the ballots shall be publicly counted and the result announced and recorded by the clerk. The annual community center meeting provided by section 937n shall then be held.

" SEC. 937j. It shall be the duty of the board to meet on the Saturday immediately preceding the annual meeting, carefully examine the accounts of the

treasurer, and make up a full and itemized report of all receipts and expenditures since the last annual meeting of the amount in the hands of the treasurer or the amount of the deficit, if any, for which the centre is liable, of the amount necessary to be raised by taxes for the maintenance of the community house for the ensuing year, and of the amount required to pay the interest or principal of any debt due or to become due during the year, which report shall be submitted in writing at the annual meeting and recorded by the clerk at length with the action thereon in the proceedings of the meeting.

" SEC. 937k. The clerk shall give at least six days' previous notice of the annual meeting by posting notices therefor in six or more public places in the district, one of which shall be affixed to the outer door of the community house, and he shall give like notice for any adjourned meeting if the adjournment be for more than one month.

" SEC. 937l. Special meetings shall be called by the clerk, or in his absence by the director or treasurer on the written request of one-fifth of the legal voters of the district, and notices thereof specifying particularly the business to be transacted shall be posted in the manner prescribed for calling the annual meeting; and the electors when lawfully assembled at a special meeting shall have power to transact the same sort of business as at the first or annual meeting except the election of officers. No tax or loan or debt shall be voted at a special meeting unless three-fourths of the legal voters shall have been notified either personally or by a written or printed notice left at their places of residence stating the time, place, and objects of the meeting and specifying the amount proposed to be voted at least six days before the time appointed therefor, exclusive of the day on which the meeting is to be held and then voted by a two-thirds vote of the members present.

" SEC. 937m. Every resident person qualified to vote at a school district meeting shall be entitled to vote at any annual or special meeting.

" SEC. 937n. The persons qualified to vote at the community-center meeting when assembled at the first and each annual meeting or at any adjournment thereof shall have power:

"(1) To appoint a chairman and clerk pro tem to act in the absence of either;

"(2) To adjourn from time to time as occasion may require;

"(3) To vote such tax, not to exceed nine mills on each dollar of the assessed valuation of all the taxable property within the district for the year in which such tax is levied, as the meeting shall deem sufficient to purchase or lease a suitable site for, to build, hire, or purchase, a community house, and to keep in repair and furnish the same with necessary furniture and ventilating and heating apparatus, and to provide for its equipment and maintenance, and for such meetings and proceedings therein as to them seem for the best interests of the community;

"(4) To impose such tax as may be necessary to discharge any debts or liabilities of the district lawfully incurred;

"(5) To authorize the community-center board to borrow money for any of its lawful purposes.

" SEC. 937o. The board may fill by appointment any vacancy that may occur in their number within ten days after such vacancy shall occur; and if such vacancy shall not be so filled the town, village, or city clerk of the town, village, or city in which the community house is situated shall fill such vacancy by appointment. Any person upon being notified of his appointment shall be deemed to have accepted the same, unless within five days thereafter he shall file with the clerk or director a written refusal to serve, and any person so appointed shall hold office until the next annual meeting, at which the electors shall fill such vacancy for the unexpired term.

"SEC. 937p. If any community center at its annual or any subsequent special meeting prior to the third Monday of November following shall not vote a tax sufficient to maintain a community house for the current year, the board, on or before the next Wednesday following said third Monday in November, shall determine the sum necessary to be raised to maintain such community house, and the clerk shall forthwith levy and certify to the town, village, or city clerk, as the case may be, the amount so determined.

"SEC. 937q. The incorporation of a part of the territory of a community-house district organized under the provisions of sections 937f to 937s, inclusive, as a village or city shall not affect the organization of such community centre.

"SEC. 937r. All taxes provided for in sections 937f to 937s, inclusive, shall be certified, levied, collected, and paid over as in the case of single or joint common school districts of the State.

"SEC. 937s. Such community house shall be used for the following purposes: Public gatherings for information, discussion, recreation, amusement; public banquets, suppers, and festivals; athletic games; rest rooms; rooms for community agricultural projects; and such other purposes as the electors may deem fit; and the board shall adopt rules and regulations governing its maintenance, operation, and management.

"SEC. 937t. 1. Any community center organized hereunder may be dissolved by vote of the majority of the qualified voters of such center at any annual meeting cast at an election for such purpose, held more than four years after the date when such community center was organized, provided notice of such election to dissolve was included in the notice of such election after petition therefor, signed by at least two-fifths of the community center electors, which election shall be by ballot cast during the hours when the polls are open.

"2. After such vote of dissolution, the property of such dissolved district shall be disposed of by grant or otherwise, and the proceeds applied to the discharge of its debts, and the remainder, if any, paid over to the treasurers of the different municipalities of which such district was composed, in proportion to the valuation of the property of such municipalities going to make up such district, as appears from the last tax rolls of such municipalities and the dissolution certified in the manner and to all public officials having record of the organization.

"(SEC. 1038) (47) All real and personal property of any community-house district, organized under the provisions of sections 937f to 937s, inclusive."

SEC. 2. This act shall take effect upon passage and publication.

ONTARIO, CANADA.

The Ontario community center act provides as follows:

The minister of agriculture may grant aid to the municipal corporation of a township for the purpose of assisting in providing a community hall and the laying out of an athletic field. The corporation of the township may issue debentures in the manner provided by the municipal act. Such grant shall not exceed 25 per cent of the cost of the building or \$2,000 in any one case, but grants may be made for more than one hall in one township. The council of a township may provide for the establishment of a community hall and athletic field in the township or in any incorporated village adjacent or contiguous thereto, and may enter into an agreement with the council of any adjoining township or village for the joint use of the community hall and athletic field by the inhabitants of the municipalities upon such terms as to contribution to the cost of the hall and athletic field and as to the maintenance thereof as may

be agreed upon. But, notwithstanding any such agreement, the aid to be granted under the act shall not exceed the amount mentioned in section 3.

Every community hall and athletic field shall be under the management and control of a board appointed by the council of the township composed as follows:

(a) Two members of the township council, and (b) five members selected by the council from amongst the officers of the local organizations in the township, not being religious or fraternal organizations, for the use of which hall is established, and in selecting such representatives the council shall have regard to the contribution by each organization to the erection and maintenance of the community hall.

The site of the community hall shall be determined by the board, but every hall shall provide the following accommodations: Assembly room with movable seats, stage, and other equipment; reading room, including library, kitchenette.

Every hall erected under this act shall be available for any public gathering of educational, fraternal, religious, or social nature or for the discussion of any public question, and no organization shall be denied use of the building for religious, fraternal, or political reasons.

MISCELLANEOUS STATE LAWS.

Kansas.—Township halls: A petition is directed to township board signed by at least one-third of the electors, stating what is desired, including amount of the proposed bond issue, which shall not exceed \$5,000, and requesting an election. If the board finds the request legal it calls an election. If the majority at the election is affirmative the bonds are carried and the board is authorized to select a building site and issue bonds and permit.

Missouri.—Counties with State aid are empowered to erect soldier memorial buildings, etc.

Supreme Court held that townships have implied power to erect buildings for township meetings and for township offices.

New Mexico.—New Mexico has a law incorporating the Memorial Hall Association of New Mexico for the purpose of constructing a Memorial Hall in commemoration of the services of soldiers, etc., and to receive private contributions for this purpose.

North Dakota.—North Dakota has authorized counties to erect memorials for soldiers, etc., and to levy taxes for the same.

Pennsylvania.—An act has been passed authorizing joint county and municipal buildings. As a result of this recent law soldier memorial buildings with community social features are being erected.

South Dakota.—Attorney general held opinion similar to that of Supreme Court of Missouri.

Vermont.—Vermont and other New England States build town halls for governmental purposes, and incidentally for limited social uses.

Washington.—School districts are empowered to erect community assembly halls on school property.

Wisconsin.—Court ruling similar to that of Missouri Supreme Court.

Special act passed enabling towns to operate a public hall or theater.

HOW TO GO ABOUT ORGANIZING A COMMUNITY BUILDING.

When a community begins to feel that it is in need of a building for its social and civic activities and begins to consider the question, it proceeds with much care. A careful study is made of local conditions. The value and advantages of such a building are made known. Its usefulness and need are made apparent. The organizations which



FIG. 9.—Auditorium of community building at Manhattan, Kans., showing its use for athletic events.

may be expected to use the building are listed. The activities which will naturally be carried on in the building are enumerated. The kind of building needed is decided upon. Possible floor plans are studied. The amount of money needed and the manner of raising it are carefully thought out. The kind of organization best suited to the needs of the particular community and building is determined upon.

Several weeks, or even months, are often consumed in this process. It may be likened to the time of planting. The seed—the community-house idea—has been sown and properly cultivated.

This cultivation is a community process. The idea is talked over and discussed by everybody. Where the best results are secured no one appears to be in charge of or pushing the movement. No group

or clique or organization is in the forefront directing matters. If a directing force is needed, it comes, as little noticed as possible, from the background or from below. The movement must be voluntary and spontaneous.

The public benefit and the common good are emphasized, and not the advantage to be gained by any particular society. The idea grows and takes shape in the minds of the people through discussion. No set plan is sent down from above, as it were, for adoption. After the people have talked over the proposition from all sides and the benefits to be derived are known to the whole community and it is commonly agreed that such a building should be erected, then the movement is aided by proper open direction and guidance. While the idea is simmering in the minds of the people it is often found



FIG. 10.—Interior of community building at Oceanic, N. J., showing use for sewing activities of women's organizations.

advisable to have important local civic and social organizations each appoint a representative on a committee more fully to study the matter. Such organizations may be the farmers' club, women's club, churches, the improvement society, the school, and the local health organization. In large towns the farm bureau, the athletic association, and the chamber of commerce are added. This committee takes people into its confidence and shares its ideas and opinions with them and tries to get their ideas also. Bulletins and literature on community buildings are secured from the State and National Departments of Agriculture and studied.

When plans begin to reach a formative state a public mass meeting is generally called at which all the people are urged to be present.

Here preliminary ideas and plans arrived at are submitted, talked over, and approved. New committees on details are appointed. These are often committees to study preliminary ideas of building finance and organization, and a committee to visit and study some other community house of the kind desired, if such a building is within reach. If it does not seem advisable to send such a committee, it is often thought well to invite a person prominently connected with the erection of some similar building to come and talk to the people, so that they may have the benefit of the experience of another community in undertaking a similar enterprise. At a final mass meeting the concluding decisions are presented and the committees are ordered to go ahead with the work. By proceeding in this way the cordial interest of practically the whole community is aroused.

PROBLEMS OF PLANNING AND ORGANIZATION.

Special points to be considered are size of building, floor plans, cost, how building is to be financed, money available, uses to which it will be put, and organization.

In organization care should be taken to determine (1) title to the building, where it will rest; (2) membership, its extent; and (3) control, i. e., the powers, duties, and method of the election of the board which will exercise the delegated authority of the members. This board of directors or trustees gives advice and counsel, develops methods of procedure, originates plans, and carries out the wishes of the members. It is the responsible body representing the association and controlling at first hand the building and its activities.

The manager is generally appointed by the board or elected by the association to have direct charge of the activities of the building. In small communities this official may be the caretaker; in larger ones a secretary or physical director. His position is often one of great usefulness.

Various committees are often appointed or elected to have charge of different kinds of work connected with the activities carried on in the building. Among such bodies may be mentioned the social committee, business committee, house committee, grounds committee, and entertainment committee.

The constitution, the organic body of rules and regulations outlining the aims, powers, and limitations of the organization, the rights and duties of members, etc., has already been discussed.

ERECTION OF THE BUILDING.

This is usually a local and community affair. Everybody helps by giving money, labor, or materials. Local people do the work as

far as possible. Voluntary aid is apparent in every way. Materials are from the locality as far as possible. During the process of building various social events, such as raising bees, are held. The women assist by serving lunches and dinners during the work.

The completion of the building is often followed by a gala dedication, with speaking on community subjects, athletics, music, a banquet, and similar exercises.





LIBRARY
ASSN.

SOCIAL
CLUBS

CLUB MEETINGS

COMMERCIAL
CLUB

SWIMMING POOL

FARMERS'
INSTITUTES

GYMNASTICS

FRATERNAL
ORGAN-
ZATIONS

BANQUETS

CHURCH
SOCIETIES

DRAMATICS

SCHOOL
ORGANI-
ZATIONS

MUSIC

GAMES